



**FOR
LEASE/SALE**

AVAILABLE SPACE
12,000 SF

ZONING
C-4

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PROPERTY HIGHLIGHTS

- Purpose-built medical office facility
- Single-story ±12,000 SF building on ±1.14 acres
- Building can be divided to accommodate multiple users
- Constructed in 2013
- C4 zoning allowing a wide range of commercial and medical uses
- Located in the established East El Paso medical corridor
- Owner-occupied delivered vacant or with flexible occupancy terms
- Surface parking with approximately 34 spaces
- Strong frontage and visibility along N Zaragoza Rd
- Suitable for owner-user, medical group, or investor reposition



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



110,470
POPULATION
3-MILE RADIUS



\$73,879
AVG HH INCOME
3-MILE RADIUS



\$56,896
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N ZARAGOZA RD: 27,806 VPD
PELLICANO DR: 19,055 VPD
(TDT)



OPEN SPACE



MEDICAL SPACE



LOCKER ROOM





